



FOR SALE
RE/MAX
REAL ESTATE



This amazing second floor flat is in the popular area of Ladywell. A wonderful space if you are looking for a great apartment, which will make a fantastic home.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include nurseries, primary and secondary schooling. At the Carmondean Centre, there is a medical centre, library, Morrisons supermarket, R.S.McColl, bar with restaurant and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston serves the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away. There are several pleasant walks locally within the surrounding countryside.

Entrance Hall

A secure door entry allows access to the apartment building with this flat being located on the second floor. The wide, welcoming hallway with its modern décor is inviting. Finished with neutrally painted walls and laminate to the floor. Two integrated cupboards provide storage solutions. A radiator, a smoke detector, two ceiling lights and power points.

Lounge

4.383m x 3.590m (14'04" x 11'09")

A scenic lounge is decorated with neutral paint to the walls and laminate flooring flowing through from the hallway. Double glazed doors, with a central glazed panel plus a window bring in lots of natural light, being complemented by two lots of ceiling lights. The decked balcony is accessed from either door and creates a tranquil outside space. There is a radiator, power points, a smoke detector, a television aerial socket and a telephone socket.

Dining Kitchen

3.160m x 2.953m (10'04" x 09'08")

This delightful room has been decorated with tile effect vinyl to the floor, painted walls, a tiled splashbacks and co-ordinating work surfaces. Several floor and wall mounted units with wood effect frontages provide lots of storage. Integrated appliances include a fridge freezer, an electric oven, a five-ring gas hob, a cooker hood, a microwave, a washing machine and a dishwasher, which will all be included in the sale. A stainless-steel double sink with a drainer and mixer tap. There are windows to the rear and side which allow lots of natural light to flood in and enhanced by recessed ceiling downlights. There is space for a small table and chairs. A radiator, power points and a heat detector are all provided.

Main Bedroom

4.435m x 3.016m (14'06" x 09'10") widens to 4.167m (13'08")

This expansive room with dressing area is truly amazing. The two mirrored sliding wardrobes create lots of storage space. Decorated with laminate to the floor and neutrally painted walls. A window to the front of the property, a ceiling light, a radiator and power points are also supplied.

En-Suite Shower Room

1.698m x 2.143m (05'06" x 07'00")

The inviting en-suite has laminate to the floor, neutral paint to the walls and a wet wall splashback. A white concealed cistern toilet alongside a white vanity sink with storage cupboards underneath. The cubicle mains shower has a selection of rainfall and handheld heads. There are recessed ceiling downlights, a radiator, an extractor and shelving.

Second Double Bedroom

3.055m x 2.684m (10'00" x 08'09")

The décor continues with laminate to the floors and neutral paint to the walls. A window faces the front and allows in natural light with a ceiling light complementing this. A large double mirrored wardrobe provides further storage space. A radiator and power points complete this room.



Additional Items

Tenure: Freehold. Council Tax Band: D. Factor fee: £70pcm. All fitted floor coverings and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. Any furniture omitted from this text is open to negotiation with the vendor.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

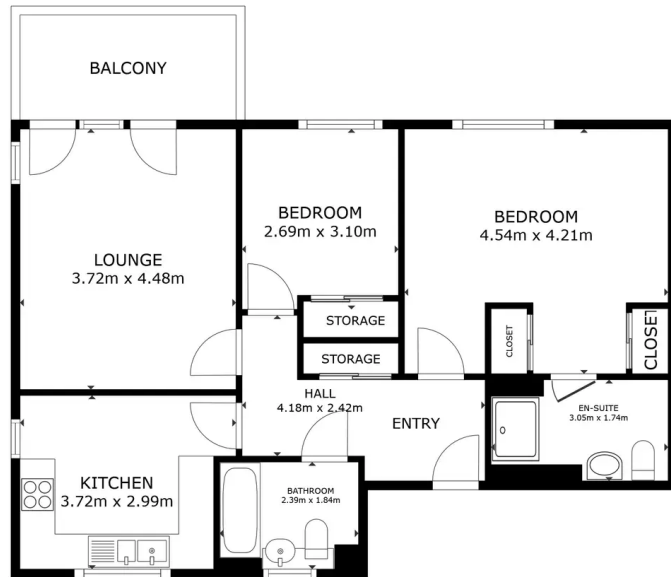
THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.

PROPERTY MISDESCRIPTION ACT INFORMATION

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared on the basis of information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to, and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 76.3 m²
 EXCLUDED AREAS - BALCONY 6.7 m²
 TOTAL : 76.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Property

Remax Property, Remax House - EH54 6TS

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.